

**PLANNING DEPARTMENT
CITY OF NEWTON**



ZONING SETBACKS

**FIGURE 4-2
SCHEDULE OF AREA, HEIGHT, BULK AND
PLACEMENT REGULATIONS**

District	Min lot area in sq ft	Min. lot width at setback in ft	Front	Side *	Rear	Res L U I	Max F. A. R. non residential	Max. ht in ft	Multi-family and PD-H L U I ⁷
R-20	20,000 ¹	100 ^{1o}	40	10	40	NA	.15	35	34
R-20A	20,000 ^{1,2}	100 ^{1o}	40	10	40	NA	.15	35	34
R-11	11,000 ³	75 ^{1o}	35	10	30	NA	.25 ⁸	35 ⁹	40
R-9	9,000 ⁴	75 ^{1o}	25	8	25	37	.30	35	44
R-7	7,000 ⁴	60 ^{1o}	25	8	25	45	.40	35	49
R-7A	7,000 ⁴	60 ^{1o}	25	8	25	45	.40	35	49
P-1	7,000 ⁴	60	25	8	25	50	.40	50 ⁶	54
B-1	7,000 ⁴	60	40	15	10	45	.30	35	54
B-2	--	60	40	15	10	45	.50	65 ⁶	62
B-3	--	--	--	--	--	45	3.00	80 ⁶	--
B-4	--	--	--	--	--	45	.50	65 ⁶	--
M-1	--	--	30	10	15	45	.70	65 ⁶	--
EM-1	--	--	50	25	25	--	.70	80 ⁶	--

- 1 Minimum lot size may be reduced to 15,000 sq. ft. when served by public water or sewer or both. Lots larger than 20,000 sq. ft. may be required by county health department.
- 2 Minimum lot size may be reduced to 15,000 sq. ft. when served by a public or community water system and individual septic tank; minimum lot size may be reduced to 11,000 sq. ft. when served by a public water and sewer system.
- 3 Minimum lot area shall be increased by 4,000 sq. ft. for two-family.
- 4 Minimum lot size shall be increased by 50% for two-family and 100% for multi-family.
- 5 The minimum side yard set back requirement as measured from the street right of way for corner lots shall be one-half of the required front yard.
- 6 Required yards shall be increased by one foot for each foot or fraction thereof of structure height above 35 feet when adjoining a residential district.
- 7 For multi-family housing and planned development housing districts.

- 8 Nonresidential structures, (excludes bed and breakfast establishments which, for the purposes of this footnote, are considered residential structures), which are listed on the National Register of Historic Places and which have been designated as pivotal structures in a National Register Historic District, which due to the era in which they were constructed typically have a relatively high floor area ratio, (F.A.R.), and the related structures attached and to be attached thereto may have a maximum permitted F.A.R. of .70.
- 9 Not applicable to nonresidential structures, (excludes bed and breakfast establishments which, for the purposes of this footnote, are considered residential structures), which are listed on the National Register of Historic Places and which have been designated as pivotal structures in a National Register of Historic District and the related structures attached and to be attached thereto, provided that the roof ridge of any new construction not be more than twenty (20) feet higher than the highest roof ridge of existing construction.
- 10 May be reduced to a minimum 70% of required lot width where an existing lot of record which contains at least one (1) dwelling unit is proposed for subdivision and each resultant lot contains the minimum lot area required for the district in which it is located and abuts a public street for a distance of at least 37.5 feet and where the resultant lots each have access to public water and sewer.

On corner lots in all residential, office and institutional, neighborhood shopping and highway business districts, the side yard abutting a street shall be 20 feet.

FIGURE 4-3 SCHEDULE OF LAND USE INTENSITY (LUI) RATIOS				
Land Use Intensity	Floor Area	Open Space	Livability Space	Recreation Space
34	.132	.78	.53	.029
37	.162	.77	.53	.032
40	.200	.76	.52	.036
44	.264	.74	.48	.042
45	.283	.74	.48	.042
49	.373	.72	.45	.052
50	.400	.72	.44	.052
54	.528	.71	.41	.062
60	.800	.68	.40	.080
62	.919	.68	.40	.083